

**Kirby, Wendy**

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**From:** Schardein, Dan  
**Sent:** Thursday, March 10, 2011 9:45 AM  
**To:** Kirby, Wendy  
**Subject:** FW: Zoning Determination

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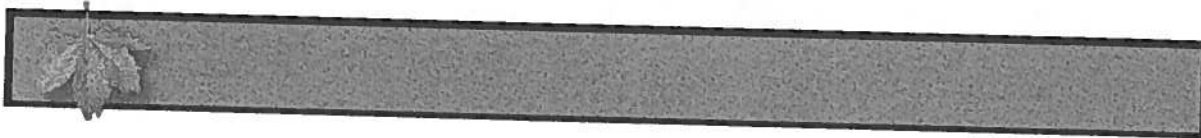
**From:** DEPT-B&D-\*\*BUILDING\_&\_DEVELOPMENT  
**Sent:** Thursday, March 10, 2011 9:22 AM  
**To:** Schardein, Dan  
**Subject:** FW: Zoning Determination

The email below came to the B&D website email box. When responding, please copy & paste the recipient's email address into the "To" field of your response. Otherwise your reply will go back to the B&D website email box.

Thank you,  
Janice

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**From:** Diana Faison [<mailto:diana.faison@dom.com>]  
**Sent:** Thursday, March 10, 2011 9:13 AM  
**To:** DEPT-B&D-\*\*BUILDING\_&\_DEVELOPMENT  
**Subject:** Zoning Determination



Dominion is in negotiations with the Town of Leesburg to obtain a parcel of land Zoned as JLMA-3 and identified as PIN # 110-37-6737. At this time, we are considering whether to acquire an easement on the property or whether to acquire fee simple title to a portion of this parcel for an electric substation facility.

Our research has indicated we can meet the requirements of 5-621 and 5-616 of the Zoning Ordinance, with a modification of the Type IV buffer. However, questions arise from lot and building requirements referred to in section 2-1204, more specifically, item "G" minimum open space of 50%.

We would like a zoning determination as to whether we would have to meet the open space requirement for a public utility under either of the options listed above (i.e., easement or fee simple acquisition).

If additional information is needed from Dominion to assist in making this determination, please contact me as listed below. Your response in writing will be greatly appreciated. In addition, please acknowledge receipt of this e-mail so that I know it was received and is being reviewed.

Thank you.

Diana T. Faison

Dominion Virginia Power; Sr. Siting and Permitting Specialist  
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